

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: JEFFERSON
Local Government Number: 37G349

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JEFFERSON URBAN RENEWAL	37001	5
JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL	37002	2

TIF Debt Outstanding: 553,021

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	145,565	33,636	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	121,253
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	121,253

Rebate Expenditures:	10,913
Non-Rebate Expenditures:	534,021
Returned to County Treasurer:	0
Total Expenditures:	544,934

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	-278,116	43,097	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 286,203**

Urban Renewal Area Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL
 UR Area Number: 37001
 UR Area Creation Date: 12/1989

UR Area Purpose: Promote economic development in the City of Jefferson. To stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 1 INCREM	37066	37067	2,842,338
JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 2 INCREM	37068	37069	0
JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 3 INCREM	37070	37071	0
JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 4 INCREM	37072	37073	0
JEFFERSON CITY/JEFFERSON-SCRANTON SCH AG TIF 1 INC	37078	37079	127,174

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,120,300	2,421,300	8,917,300	17,044,000	0	-11,112	29,491,788	0	29,491,788
Taxable	671,435	1,278,847	8,917,300	17,044,000	0	-11,112	27,900,470	0	27,900,470
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **128,747** **16,818** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 103,374
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 103,374

Rebate Expenditures: 0
 Non-Rebate Expenditures: 534,021
 Returned to County Treasurer: 0
Total Expenditures: 534,021

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **-301,900** **24,175** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For JEFFERSON URBAN RENEWAL

GCDC West Business Prk #1

Description:	Getting Business Prk land ready for development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Hy-Vee Store Construction

Description:	Construction of a Hy-Vee Grocery Store
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JEFFERSON URBAN RENEWAL

GCDC West Business Prk #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	200,000
Interest:	16,473
Total:	216,473
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

Hy-Vee Grocery Store

Debt/Obligation Type:	Other Debt
Principal:	317,548
Interest:	0
Total:	317,548
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2019

Non-Rebates For JEFFERSON URBAN RENEWAL

TIF Expenditure Amount:	317,548
Tied To Debt:	Hy-Vee Grocery Store
Tied To Project:	Hy-Vee Store Construction

TIF Expenditure Amount:	216,473
Tied To Debt:	GCDC West Business Prk #1
Tied To Project:	GCDC West Business Prk #1

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 1 INCREM
 TIF Taxing District Inc. Number: 37067
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,421,300	8,917,300	17,044,000	0	-11,112	28,371,488	0	28,371,488
Taxable	0	1,278,847	8,917,300	17,044,000	0	-11,112	27,229,035	0	27,229,035
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	19,362,703	9,019,897	2,842,338	6,177,559	218,297

FY 2014 TIF Revenue Received: 103,374

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 2 INCREM
 TIF Taxing District Inc. Number: 37069
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,030,622	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 3 INCREM
 TIF Taxing District Inc. Number: 37071

TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	111,200	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON/TIF 4 INCREM
 TIF Taxing District Inc. Number: 37073

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	210,800	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON SCH AG TIF 1 INC
 TIF Taxing District Inc. Number: 37079

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,120,300	0	0	0	0	0	1,120,300	0	1,120,300
Taxable	671,435	0	0	0	0	0	671,435	0	671,435
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	716,724	403,576	127,174	276,402	7,190

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL
 UR Area Number: 37002

UR Area Creation Date: 12/2005

UR Area Purpose: To generate public gains and benefits, particularly in the creation of new jobs and housing opportunities which are warranted in comparison to the amount of the proposed property tax incentives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/JEFFERSON-SCRANTON/ PHASE 1 INCREM	37074	37075	394,865
MARK BAUER DEV CO TIF 5 PHASE 2 INCR	37076	37077	111,106

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	998,900	0	0	0	0	998,900	0	998,900
Taxable	0	527,586	0	0	0	0	527,586	0	527,586
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **16,818** **16,818** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 17,879
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 17,879

Rebate Expenditures: 10,913
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 10,913

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **23,784** **18,922** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Bauer Subdivision Phase 1

Description:	Housing Subdivison done in Phases
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Mark Bauer TIF Phase 2

Debt/Obligation Type:	Rebates
Principal:	4,500
Interest:	0
Total:	4,500
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2020

Mark Bauer TIF Phase 1

Debt/Obligation Type:	Rebates
Principal:	14,500
Interest:	0
Total:	14,500
Annual Appropriation?:	Yes
Date Incurred:	12/01/2005
FY of Last Payment:	2015

Rebates For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Mark BauerDevelopment Co., LLC

TIF Expenditure Amount:	2,396
Rebate Paid To:	Mark Bauer Develop Co., LLC
Tied To Debt:	Mark Bauer TIF Phase 2
Tied To Project:	Bauer Subdivision Phase 1
Projected Final FY of Rebate:	2020

Mark Bauer Development Co., LLC

TIF Expenditure Amount:	8,517
Rebate Paid To:	Mark Bauer Develop Co., LLC
Tied To Debt:	Mark Bauer TIF Phase 1
Tied To Project:	Bauer Subdivision Phase 1
Projected Final FY of Rebate:	2015

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)
 TIF Taxing District Name: JEFFERSON CITY/JEFFERSON-SCRANTON/ PHASE 1 INCREM
 TIF Taxing District Inc. Number: 37075
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	786,000	0	0	0	0	786,000	0	786,000
Taxable	0	415,139	0	0	0	0	415,139	0	415,139
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	31,100	415,139	394,865	20,274	716

FY 2014 TIF Revenue Received: 13,953

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)
 TIF Taxing District Name: MARK BAUER DEV CO TIF 5 PHASE 2 INCR
 TIF Taxing District Inc. Number: 37077
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	212,900	0	0	0	0	212,900	0	212,900
Taxable	0	112,447	0	0	0	0	112,447	0	112,447
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	700	112,447	111,106	1,341	47

FY 2014 TIF Revenue Received: 3,926